



**Town of Westford**  
**Zoning Board of Appeals**  
Town Hall  
55 Main Street  
Westford, Massachusetts 01886  
(978) 692-5524 · Fax: (978) 399-2732

**MEETING AGENDA**  
**Wednesday, March 18, 2015**  
**7:00 PM Meeting**  
**Town Hall, Meeting Room 201**  
55 Main Street Westford, MA 01886

**7:00 PM      Open Forum**

**General Business**

Review of Draft Minutes

**1. BOA 1424 SP – 8 Pine Road**

Daniel J. Doherty requests a Special Permit under Section 3.6.8(2) of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to allow for the demolition of the existing nonconforming single family house and its reconstruction with a larger volume and new footprint. The property is within in the Residence B Zoning District and is identified as Assessor Map 069 Parcel 0033 Lot 0000.

*Postponed without discussion from the December 17, 2014 meeting*

*Postponed without discussion from the January 21, 2015 meeting*

*Postponed without discussion from the February 18, 2015 meeting*

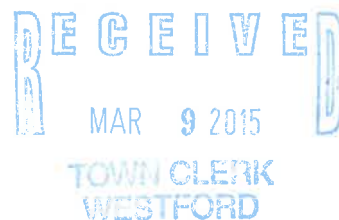
**2. BOA 1503 SP VAR – 27 Chamberlain Road**

Daniel Ollila of Jones Architecture requests a Special Permit to allow for the construction of an Accessory Dwelling Unit, a Variance from Section 3.3.4(1) to allow for the construction of a 994 SF Accessory Dwelling Unit whereas 800 SF is allowed, and a Variance from Section 3.3.4(3)(a) to allow for the construction of an Accessory Dwelling Unit that creates more than a 15% increase in the gross floor space of the structure (and any other permit relief as may be required under the Westford Zoning Bylaw). The property is within the Residence A Zoning District and is identified as Assessor Map 038 Parcel 0001 Lot 0000.

*Postponed without discussion from the February 18, 2015 meeting*

**3. BOA 1504 VAR – 154 Plain Road**

Bruce J. Harper requests a Variance from Appendix C - Table of Dimensional and Density Regulations of the Westford Zoning Bylaw (and any other permit relief as may be required under the Westford Zoning Bylaw) to construct an attached garage that would be located 12 feet from the easterly side lot line whereas 15 feet is required. The property is within the Residence B Zoning District and is identified as Assessor Map 070 Parcel 0070 Lot 0000.



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**7:30 PM**

**BOA 1501 SP (2) VAR (2) – 20 Commerce Way (also known as 540 Groton Road)  
(Newport Materials LLC and 540 Groton Road LLC)**

*Public hearing for 540 Groton Road, LLC and Newport Materials, LLC to request the following petitions (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw) in association with the development of an asphalt manufacturing facility and associated materials stockpile yard. The subject property is identified as Assessor's Map 048 Parcel 0011 Lot 0234 and is within the Industrial A Zoning District.*

- Variance under Section 3.1.1 to allow an additional principal use on the lot.
- Variance under Section 10.2 regarding the definition of the term "quiet" within the definition of Light Manufacturing.
- Special Permit under Section 9.3 pursuant to Section 3.1 to allow for multiple principal uses on the site.
- Special Permit under Section 3.6.2 for the extension of a pre-existing nonconforming use on a single lot.

The above-listed petitions are related to a recent Decision issued by Land Court (10 MISC 429867). Materials related to these applications and the Land Court decisions can be found on the Planning Board's Web Page under the tab "Asphalt Plant" at:

[http://www.westfordma.gov/pages/government/towndepartments/boardsandcommittees/WestfordMA\\_planning/index](http://www.westfordma.gov/pages/government/towndepartments/boardsandcommittees/WestfordMA_planning/index)

*Continued from the February 25, 2015 meeting*

Any person interested or wishing to be heard on the application(s) should appear at the time and place designated or submit written correspondence to the Zoning Board of Appeals. All written comments received prior to the close of the public hearing will be included in the written record for this application. Email correspondence should be sent to: [jmorrisette@westfordma.gov](mailto:jmorrisette@westfordma.gov)

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact Victoria Johnson at 978-692-5524 or email to [vjohnson@westfordma.gov](mailto:vjohnson@westfordma.gov).